

Ms Sanya Polescuk  
Sanya Polescuk Architects  
8a Belsize Court Garages  
London  
NW3 5AJ

Application Ref: **2017/2595/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

24 July 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**4 Prospect Place**  
**LONDON**  
**NW3 6QY**

Proposal:

Refurbishment of existing 1960s ground floor extension, including built-in joinery, WC with shower, proposed flat rooflight and cowl. Damp-proofing to undercroft and new wardrobe to 2F bedroom.

Drawing Nos:

Site Location Plan;

E100\_P1, E110\_P1, E120\_P1, E130\_P1, E210\_P1, E220\_P1, P100\_P1, P110\_P1,  
P120\_P1, P130\_P1, P200\_P1, P210\_P1, P220\_P1;

Schedule of Proposed Works;

Design, Access & Heritage Statement (Sanya Polescuk Architects).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The works hereby approved are only those specifically indicated on the following drawing(s): Site Location Plan; E100\_P1, E110\_P1, E120\_P1, E130\_P1, E210\_P1, E220\_P1, P100\_P1, P110\_P1, P120\_P1, P130\_P1, P200\_P1, P210\_P1, P220\_P1; Schedule of Proposed Works; Design, Access & Heritage Statement (Sanya Polescuk Architects).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting listed building consent:

4 Prospect Place is a grade-II listed semi-detached house of c.1815, stucco-fronted and three storeys with projecting bracketed eaves. It stands at the eastern end of a close of four, and filling the space between its return elevation - set back from the entrance porch - and the acute angle of the eastern boundary wall is a twentieth-century flat-roofed extension in a traditional style, continuing the elevated ground-floor level of the original house and the enclosed undercroft beneath. Historic mapping shows no structures stood against this return wall until the twentieth century.

The proposal would remove and reconstruct the twentieth-century joinery within the single-storey extension in order to provide additional bathroom facilities at the end of the room farthest from the historic house. A cowl and rooflight will be installed on the flat roof in conjunction with the refurbishment, and these would be located near the party wall to absolutely minimise visual intrusion for Benham's Place. Renewal of the floor and some replacement of the plasterboard walls and ceilings will be undertaken. Insulation would be fitted and a damp-proof membrane and new floor slab installed in the undercroft beneath the extension. At second-floor level, a new fitted wardrobe will be built, adjacent to the modern plasterboard stair enclosure, and terminating beneath the level of the exposed historic wall plate beam, such that it would cause no visual or physical interference with historic roof or wall fabric.

The alterations and additions cause no harm to any fabric of historic or architectural significance, and will help to sustain the existing extension to the historic house.

The external works are so modest as to cause no alteration to the setting of adjacent listed buildings or to the character and appearance of the Hampstead Conservation Area. The proposals are therefore acceptable.

Consultation was undertaken by placement of a press and site notice, by which no objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess, and to conserving or enhancing the character and appearance of conservation areas, under ss. 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

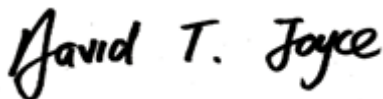
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning